



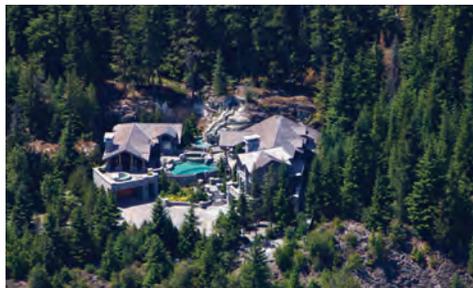
JOHN RYAN
Personal Real Estate Corporation

THE WHISTLER REAL ESTATE CO. LTD.
17-4308 MAIN STREET
WHISTLER BC, V0N 1B4

604 932 7670
johnr@wrec.com

PROPERTY OVERVIEW

Bedrooms: 11
Built: 2005
Residence size: 11,320 sq ft
Lot size: 29,479 sq ft



treetop estate

7469 & 7473 TREETOP LANE

Resting on a forested hill overlooking the sparkling lights of Whistler, this luxury estate offers a resort living experience like no other.

With an elevated viewpoint across to the slopes of Whistler Blackcomb, this impressive property features a main residence and guest house cleverly connected by an interior passageway that provides dual use facilities including a gym, massage room, wine cellar and mudroom.

A large outdoor entertaining area offers a stunning and private space for the households to mingle complete with fireplace, BBQ, hot tub and infinity pool. High quality workmanship is apparent throughout with high end finishing's, contemporary furnishings and chef quality appliances.

Located just a few minutes' walk to Whistler Village, lakes and trails, this magnificent estate offers a rare and valuable combination of privacy, space, natural surrounds and uninterrupted views - a true retreat with access to the magic of the mountain resort.

















feature list

A private luxury estate just a short walk from Whistler Village and the network of valley trails.

Built on a double lot, the main house and guesthouse rest on the hill, with the 270-degree panorama of Whistler, Blackcomb and neighbouring peaks.

Between them lies a stunning outdoor stone living space with grand fireplace, covered seating area, hot tub and crystal clear reflecting pond.

Water features and landscape elements blend seamlessly into the natural environment as basalt stone on the home's exterior mirrors the adjacent cliff walls.

The connoisseur's kitchen is equipped with a pair of Wolf ovens, dual dishwashers, Miele coffee maker,

Gaggenau counter top steamer and grill, walk-in pantry and lowered counter with additional seating.

Opulent limestone floors, throughout the living area, formal dining room, family room and wine cellar, complement black American walnut millwork, custom iron accents and an elegant coffered ceiling.

Find space to work in the relaxed art studio, with oak floors, built in surround sound, built in desks, storage and large windows looking out over private parkland.

The master suite is open and airy with a vaulted ceiling and views toward Whistler and Blackcomb. A gas fireplace keeps it cozy and the walk in wardrobe provides a place for everything.

Three additional bedrooms up, each with an ensuite, and guest suite with its own kitchen, living, dining, ensuite and bedroom, offer plenty of space for a growing family.

The guesthouse offers separate living for family and friends. Four bedrooms, an open concept great room with vaulted ceiling and a gourmet kitchen meet every need.

Also in the guesthouse, a comfortable theatre with seat shakers for an enhanced movie experience and large projector screen and separate 1 bedroom staff suite

An internal passageway connects the main and guest house and offers shared facilities including a Gym, Wine Cellar, Mudroom and Massage Room



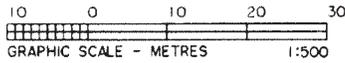
lot plan

**BARELAND STRATA PLAN OF LOT 28,
DISTRICT LOTS 4752 & 4753,
GROUP 1, N.W.D., PLAN LMP 46647**

FIRST SHEET: Sheet 1 of 2 Sheets
STRATA PLAN LMS 4230

RESORT MUNICIPALITY OF WHISTLER
B.C.G.S. 92J.016

Deposited and Registered in the Land
Title Office at New Westminster
B.C., this 07 day of
July 2000.

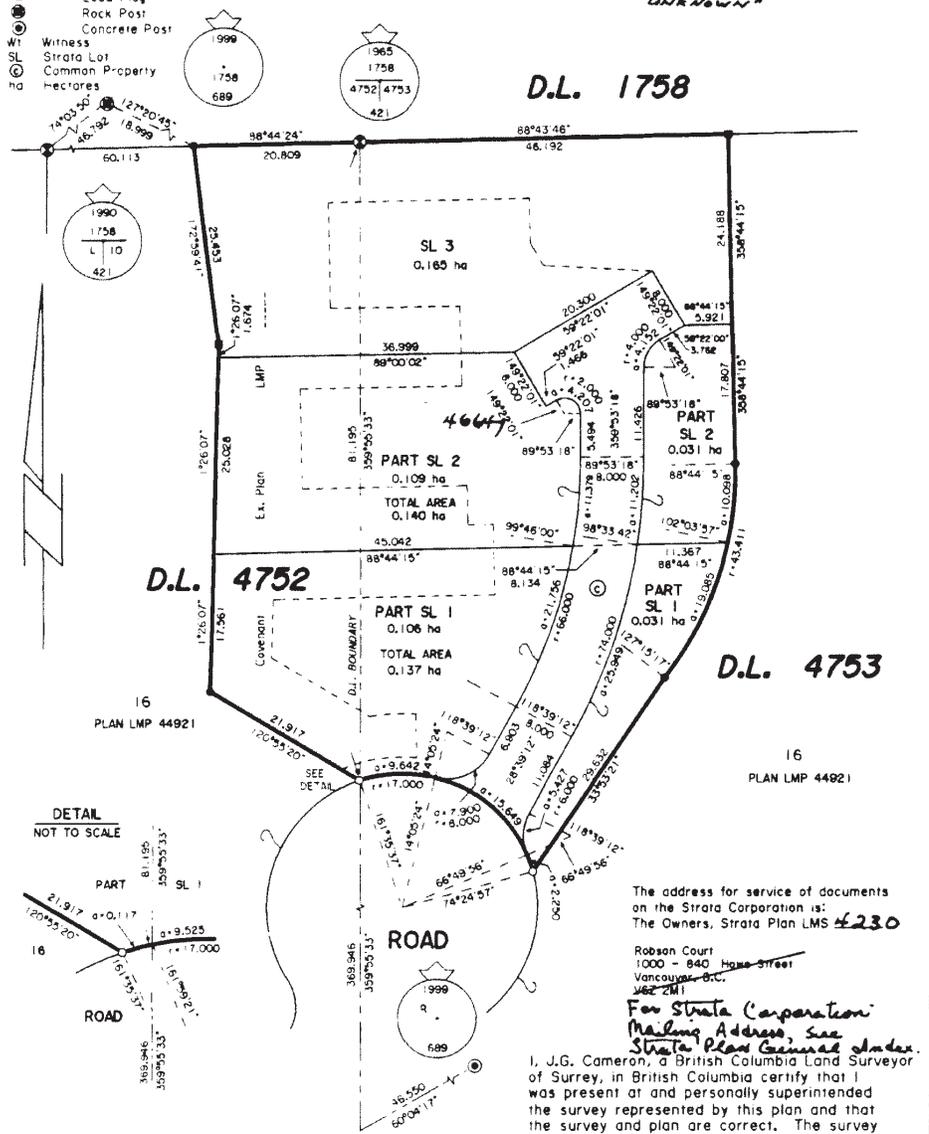


All distances are in metres
Bearings are astronomic and are
derived from Plan LMP 44921

- LEGEND
Found Set
- Capped Post
 - Iron Post
 - Lead Plug
 - ⊙ Rock Post
 - ⊙ Concrete Post
 - Wt Witness
 - SL Strata Lot
 - ⊙ Common Property
 - ha hectares

J. Small 26
Deputy Registrar
39161827

CIVIC ADDRESS
"UNKNOWN"



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 203 - 6333 - 148th St.
Surrey, B.C. V3S 3C3
Phone: 597-3777
Fax: 597-3783

THIS PLAN LIES WITHIN THE
SQUAMISH-LILLOET REGIONAL DISTRICT

The address for service of documents
on the Strata Corporation is:
The Owners, Strata Plan LMS 4230

Robson Court
1000 - 840 Howe Street
Vancouver, B.C.
V6Z 2M1

For Strata Corporation:
Mailing Address, See
Strata Plan General Order.

I, J.G. Cameron, a British Columbia Land Surveyor
of Surrey, in British Columbia certify that I
was present at and personally superintended
the survey represented by this plan and that
the survey and plan are correct. The survey
was completed on the 16th day of
March, 2000.

J.G. Cameron
J.G. Cameron, B.C.L.S.

File: 98-A-3692BS1

FILED

LMS4230

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